

Economic Indicators

Loudoun County, Virginia

September 2001

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change
New Residential Construction					
New Residential Units Permitted	August 2001	240	3,851	4,623	-16.7%
Single Family Detached Units Permitted	August 2001	114	1,342	2,021	-33.6%
Single Family Attached Units Permitted	August 2001	82	1,224	1,711	-28.5%
Multifamily Units Permitted	August 2001	44	1,285	891	44.2%
<i>Source: Loudoun County Department of Building and Development</i>					
New Nonresidential Construction					
Office SF Permitted	August 2001	219,923	2,696,503	5,270,183	-48.8%
Flex/Industrial SF Permitted	August 2001	64,886	575,317	1,770,131	-67.5%
Retail SF Permitted	August 2001	78,004	953,394	1,810,874	-47.4%
Other SF Permitted	August 2001	0	249,969	209,599	NA
Taxable SF Permitted	August 2001	77,033	917,823	1,479,579	-38.0%
Nontaxable SF Permitted	August 2001	142,890	1,942,157	4,935,472	-60.6%
Total Value Nonresidential Construction	August 2001	77,033	754,346	334,711	125.4%
Value of New Buildings	August 2001	\$20,088,794	\$215,770,576	\$275,047,553	-21.6%
Value of Alterations/Additions	August 2001	\$16,022,500	\$169,905,635	\$247,610,294	-31.4%
Route 28 Taxing District SF Permitted	August 2001	\$4,066,294	\$45,864,941	\$27,437,259	67.2%
Value of Route 28 Permitted Construction	August 2001	73,485	1,083,225	2,931,587	-63.0%
	August 2001	\$5,951,887	\$87,413,566	\$132,675,901	-34.1%
<i>Source: Loudoun County Department of Building and Development</i>					
Housing Sales					
Single Family Detached	May 2001	813	3,378	3,151	7.2%
Single Family Attached	May 2001	298	1,426	1,584	-10.0%
Condominium	May 2001	404	1,507	1,264	19.2%
	May 2001	111	445	303	46.9%
<i>Source: Loudoun County Department of Financial Services</i>					
Washington Dulles International Airport					
Total Passengers	June 2001	1,748,837	9,168,563	10,153,850	-9.7%
International Passengers	June 2001	397,579	1,910,029	1,861,692	2.6%
Total Freight (metric tonnes)	June 2001	29,222	181,185	188,974	-4.1%
<i>Source: Metropolitan Washington Airports Authority</i>					
Taxable Sales (000s)	2nd Quarter 2001	\$543,409	\$543,409	\$514,568	5.6%
<i>Source: Virginia Department of Taxation</i>					

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Average Housing Prices					
Single Family Detached	May 2001	\$266,032	\$278,927	\$251,137	5.9%
Single Family Attached	May 2001	\$381,782	\$380,067	\$328,792	16.1%
Condominium	May 2001	\$218,234	\$221,283	\$176,619	23.6%
	May 2001	\$129,250	\$141,503	\$152,588	-15.3%

Source: Loudoun County Financial Services

At Place Employment

Employees	4th Quarter 2000	91,573	87,046	81,389	12.5%
New Jobs (over previous period)	4th Quarter 2000	4,527			
Establishments	4th Quarter 2000	4,840	4,565	4,356	11.1%
New Businesses (over previous period)	4th Quarter 2000	275			
Gross Wages (millions)	4th Quarter 2000	\$999	\$933	\$912	9.5%

Source: Virginia Employment Commission

Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	July 2001	110.8	110.1	108.4	2.2%
US-All Urban Consumers (1982-84=100)	July 2001	177.5	178.0	172.8	2.7%

Source: US Bureau of Labor Statistics

Civilian Labor Force

Loudoun County	July 2001	103,218	102,182	96,890	6.5%
Northern Virginia	July 2001	1,319,853	1,305,989	1,247,237	5.8%

Source: Virginia Employment Commission

Unemployment Rate

Loudoun County	July 2001	2.2	2.6	0.9	144.4%
Northern Virginia	July 2001	1.8	2.1	1.2	50.0%

Source: Virginia Employment Commission

Washington Economic Index

Leading Index (1987=100)	June 2001	109.7	108.0	110.9	-1.1%
Current Index (1987=100)	June 2001	113.8	112.5	116.3	-2.1%

Source: Metropolitan Council of Governments

Non-Residential Vacancy

Total	2nd Quarter 2001	14.1%	8.1%	5.2%	171.2%
Office	2nd Quarter 2001	15.1%	9.2%	4.9%	209.0%
Flex	2nd Quarter 2001	22.4%	12.3%	10.0%	124.5%
Industrial	2nd Quarter 2001	4.8%	3.5%	1.7%	177.5%

Source: Realty Information Group